

**Approved**

**MINUTES OF SPECIAL MEETING**

**Pawtucket Redevelopment Agency**

**175 Main Street, Pawtucket, RI 02860**

**October 25, 2011 @ 12:15 p.m.**

**1. ROLL CALL:**

**Vice Chairman Roger Lemoie, called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present:, Larry Monastesse and Francis Crawley.**

**Also present were: Michael P. Davolio, Executive Director, Barney S. Heath, Assistant Director, Linda Elliott, Rehabilitation Coordinator, R. Kevin Horan, PRA Attorney, Susan Rivet, and Steve Medeiros, Architect.**

**2. PUBLIC INPUT:**

**None**

**3. MINUTES OF PREVIOUS MEETING:**

**Upon a motion by Mr. Crawley, seconded by Mr. Monastesse, the minutes from September 27, 2011 PRA meeting were amended and**

**unanimously approved.**

#### **4. BILLS:**

**Upon a motion by Mr. Crawley, seconded by Mr. Monastesse and unanimously approved, bills totaling \$19,320.22 were approved for payment.**

#### **5. REPORTS:**

##### **(A) Residential Rehabilitation Loan Program:**

**Ms. Elliott reported that both programs are getting inquiries but would like to run another ad in the Valley Breeze this upcoming month. Ms. Elliott also reported that the paint program has ended for the year and will start up again in April.**

##### **(B) Loan Delinquencies:**

**Attorney Horan reported that a letter was sent to Angela Bowman and have not heard from her as of today. Mr. Heath reported that he had spoken with Toyin Wilcox on her two loans and she stated she will resume payments in the first week of November. Mr. Heath reported that if a payment is not made, then Attorney Horan will then send her out a notice. Attorney Horan stated that he and Mr. Heath appeared in court for Maria Felix but the case was not heard and will be followed**

**up with her proof of claim at the next court date.**

## **6. RETURNING BUSINESS:**

### **(A) Chester Building:**

#### **(1) Financial Statements:**

**Mr. Heath presented the September 2011 financial statements.**

#### **(2) Chester Building Update:**

##### **a. Signage Program Proposal:**

**Mr. Heath reported that he is still working with the consultant and wants to move ahead on one portion of the signage which is out in the front of the building.**

##### **b. Energy Efficiency Lighting at Network RI:**

**Mr. Heath reported that National Grid gave a quote for \$12,180 for Energy Efficiency Lighting Service at Network RI and will give us a discount for \$2,500 which is a savings of \$7,000 a year. Mr. Heath reported at present, we don't recoup any of these savings because Network RI pays there own electricity and we are replacing bulbs**

**every week. Mr. Heath presented a resolution for National Grid Energy Efficient Lighting Service at Network RI.**

**Upon a motion made by Mr. Monastesse and seconded by Mr. Crawley and unanimously approved for National Grid to install the Energy Efficient Lighting in Network RI.**

**c. Vacant Space Update:**

**Mr. Davolio stated that he has negotiated a lease with Peace Love Studio for space in the Mixed Magic Theatre area with the agreement that Peace Love Studio make no payments until the next fiscal year. Mr. Davolio stated the utilities will be paid by Peace Love Studio. Mr. Heath is presenting a lease from November 1, 2011 – June 30, 2012 allowing Peace Love Studio to utilize the space at 175 Main Street.**

**Upon a motion made by Mr. Monastesse and seconded by Mr. Crawley and unanimously approved for Peace Love Studio to utilize the space at 175 Main Street for the period of November 1, 2011 – June 30, 2012 and will be paying their own utilities.**

**Mr. Davolio stated that he has negotiated a lease with RI Film Collaborative to utilize a portion of space in the old Attorney Garan Law Office at 175 Main Street. Mr. Davolio reported that they will also**

be also using the theatre as well. Mr. Davolio stated they are in a position of paying rent and will pay \$450 a month.

Upon a motion made by Mr. Crawley and seconded by Mr. Monastesse and unanimously approved for RI Film Collaborative to rent space at 175 Main Street.

Mr. Davolio reported that the rest of the space in this area will be repositioned for retail usage and will have an architect come in to do the actual work. Mr. Davolio also stated that the store fronts on Main Street will bring in the highest income. Mr. Davolio stated he would like to put in a front door to this space from Main Street and remove some cubicles in this office area at the previous Attorney Garan space. The design work is approximately \$9,130.00 which does not include architectural and engineering structure. Mr. Davolio is presenting a resolution to bring in an architect to restructure a retail storefront at 175 Main Street not to exceed \$9,130.00 for the design work.

Mr. Lemoie expressed some reservation about moving ahead with renovations work without a firm tenant in place. Upon a motion from Mr. Monastesse, seconded by Mr. Lemoie, a resolution was offered to hire the architect to design the proposed work at a not to exceed contract of \$9,130. The resolution passed 2-1, with Mr. Crawley voting no.

**d. RIPTA:**

**Mr. Davolio stated he has met with RIPTA and had some discussion as to them relocating. Mr. Davolio reported that when RIPTA moved into this space 12 years ago, the agreement which was signed stated no time frame for them to be in this building. Mr. Davolio stated he still has plans for a coffee shop to replace the RIPTA Center space.**

**e. Network RI Lease:**

**Mr. Heath reported that he has reached out to Network RI about extending their lease.**

**(B) Property Disposition Updates:**

**1. 335 Main Street (Old Colony Bank):**

**Mr. Heath reported that PCDC has a presentation at RI Housing on November 2nd. Mr. Davolio reported that there is some flashing on the roof top that needs to be fixed. Mr. Heath stated that the mural has already begun on the building.**

**2. Front Street:**

**Mr. Heath reported he met with Attorney Horan and is in the process of transferring all the necessary paperwork to Collette Travel. Mr. Heath stated the last item is the environmental land use restriction and is awaiting the finalization from DEM.**

**3. 354 Pine Street Brownfield Clean-up:**

**Mr. Heath reported that EPA has another round of Brownfield Grant money coming up and would like to put one in for the Laurel Hill playground and have it taken care of. Mr. Heath reported that there is not enough money from EPA for 354 Pine Street clean-up. Mr. Heath stated the injection procedures in the ground need to be repeated three times at a cost of \$100,000 each injection. Mr. Heath will be asking the City to apply for the revolving loan fund through EPA and will have more information at the next agency meeting.**

**(C) Litigation Matters:**

**1. Silver Top Diner:**

**Attorney Horan stated the trial calendar is scheduled for November, 2011.**

**(D) Foreclosure Response Program Update:**

**1. 242-244 Cottage Street:**

**Attorney Horan has encountered some difficulty in transferring the property to Pawtucket Citizens Development Corporation.**

**2. 116-118 Prospect Street:**

**Mr. Heath reported that he plans to put out an RFP for Architectural Proposals to evaluate the property and come back next agency meeting.**

**(E) PRA Commercial Loan Requests:**

**1. McDevitt Building, 23 Broad Street:**

**Mr. Heath reported that he has met with them and the Fire Marshall and will have more information at the next agency meeting.**

**2. The Blackstone:**

**Mr. Heath reported he has not heard from them since the letter went out regarding the loan commitment.**

**7. NEW BUSINESS:**

**(a) Request for Architectural Proposals for Parking Garage**



## **Storefronts:**

**Mr. Heath reported that an RFP went out for on-call architects and 3 were picked and will be put out this week.**

### **(b) Request for Architectural Proposals at 116 Prospect Street:**

**Mr. Heath reported that he would like to put out an RFP for Architectural Proposals to evaluate the property and come back next agency meeting with more information.**

## **8. NEXT MEETING:**

**The next meeting will be held on Tuesday, November 29, 2011 at 12:15 p.m.**

## **9. ADJOURNMENT:**

**There being no further business, upon a motion by Mr. Monastesse, seconded by Mr. Crawley and unanimously approved, the meeting was adjourned at 1:40 p.m.**